

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Tacoma Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$27,685,099**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 14			
<u>Program Progress:</u>							
% of Funds Committed	94.49 %	93.56 %	6	92.82 %	64	63	
% of Funds Disbursed	85.95 %	86.33 %	9	82.38 %	57	55	
Leveraging Ratio for Rental Activities	6.34	6.75	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.61 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.66 %	79.85 %	5	67.01 %	87	84	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	95.00 %	93.57 %	7	79.23 %	86	81	
% of 0-30% AMI Renters to All Renters***	69.06 %	63.98 %	8	44.47 %	88	85	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.06 %	1	93.93 %	100	100	
<u>Overall Ranking:</u>				In State:	4 / 14	Nationally:	98 97
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$23,436	\$24,624		\$24,984	320 Units	20.20 %	
Homebuyer Unit	\$25,035	\$19,234		\$14,192	275 Units	17.30 %	
Homeowner-Rehab Unit	\$39,828	\$19,257		\$20,036	88 Units	5.50 %	
TBRA Unit	\$3,123	\$1,665		\$3,164	905 Units	57.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$73,347	\$126,039	\$44,877
State:*	\$111,050	\$105,624	\$23,359
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.9	46.2	73.9	41.1
Black/African American:	35.0	23.6	17.0	45.4
Asian:	3.4	14.5	3.4	0.7
American Indian/Alaska Native:	0.3	0.7	0.0	1.0
Native Hawaiian/Pacific Islander:	0.0	0.7	2.3	1.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	0.0	0.3
Asian/Pacific Islander:	4.1	1.5	0.0	2.4

ETHNICITY:

Hispanic	5.0	10.9	3.4	8.1
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HOUSEHOLD SIZE:

1 Person:	55.0	15.6	56.8	18.5
2 Persons:	18.4	16.4	25.0	41.7
3 Persons:	16.9	25.8	9.1	18.7
4 Persons:	5.6	17.8	4.5	9.4
5 Persons:	2.2	12.4	4.5	5.0
6 Persons:	0.9	6.5	0.0	4.0
7 Persons:	0.6	3.6	0.0	1.5
8 or more Persons:	0.3	1.8	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.1	25.8	26.1	19.7
Elderly:	27.5	2.9	51.1	0.4
Related/Single Parent:	28.8	25.5	4.5	69.3
Related/Two Parent:	8.8	43.6	15.9	7.3
Other:	1.9	2.2	2.3	3.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	36.6	0.0 [#]
HOME TBRA:	1.9	
Other:	28.8	
No Assistance:	32.8	

of Section 504 Compliant Units / Completed Units Since 2001 684

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium State: WA Group Rank: 98
 (Percentile)
 State Rank: 4 / 14 PJs Overall Rank: 97
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	87.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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